

FOR SALE:- Offers in the Region of £135,000

**First and Second Floor, 48-50 Northgate,
Darlington, Co. Durham, DL1 1PR**

Town Centre Development Opportunity (Long Leasehold):-

First and Second Floors with consent for 6 flats – 2,522sq.ft.

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SITUATION/LOCATION

The property fronts Northgate within the heart of Darlington town centre immediately adjacent to occupiers including B&M, Betfred and Greggs. Other occupiers in the vicinity include Boots, River Island, Peacocks, Holland and Barret and Trespass among others. All town centre amenities are within convenient walking distance and public car parking facilities are available closeby including Cornmill Multi Storey approximately 50m distant. Darlington is a popular market town lying some 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift access via the A66 and A1M respectively.

DESCRIPTION

First and second floor development opportunity with planning consent expected for 6 apartments.

The property forms part of this substantial corner retail premises of traditional brick construction held under a multi-pitched tile covered roof. The upper floors have separate access from Crown Street and comprise a number of cellular former office/ store rooms with planning consent to create 6 apartments (by way of two planning permissions)

ACCOMMODATION

Net internal area approx. 2,552sq.ft.

(Agents Note: Not inspected by the Agent. Floor areas obtained from historic property information and not to be relied upon)

TENURE

Long Leasehold.

A new lease will be granted for 200 years from completion at a peppercorn rent.

PLANNING PERMISSION

The upper floors have planning consent to provide 6 apartments (across two applications). Full details are available to view via Darlington Borough Council's planning portal:-

Planning Ref: **22/00945/PA**

Prior approval for 2 x 1 bed apartments over first and second floor.
Approved.

Planning Ref: **23/00634/FUL**

Planning application to sub-divide existing GF shop to 2 x retail units and 4 x one bed apartments over first and second floors.
Approved.

VAT

VAT is applicable to the purchase price

VIEWING

Strictly by appointment only through agents.

EPC

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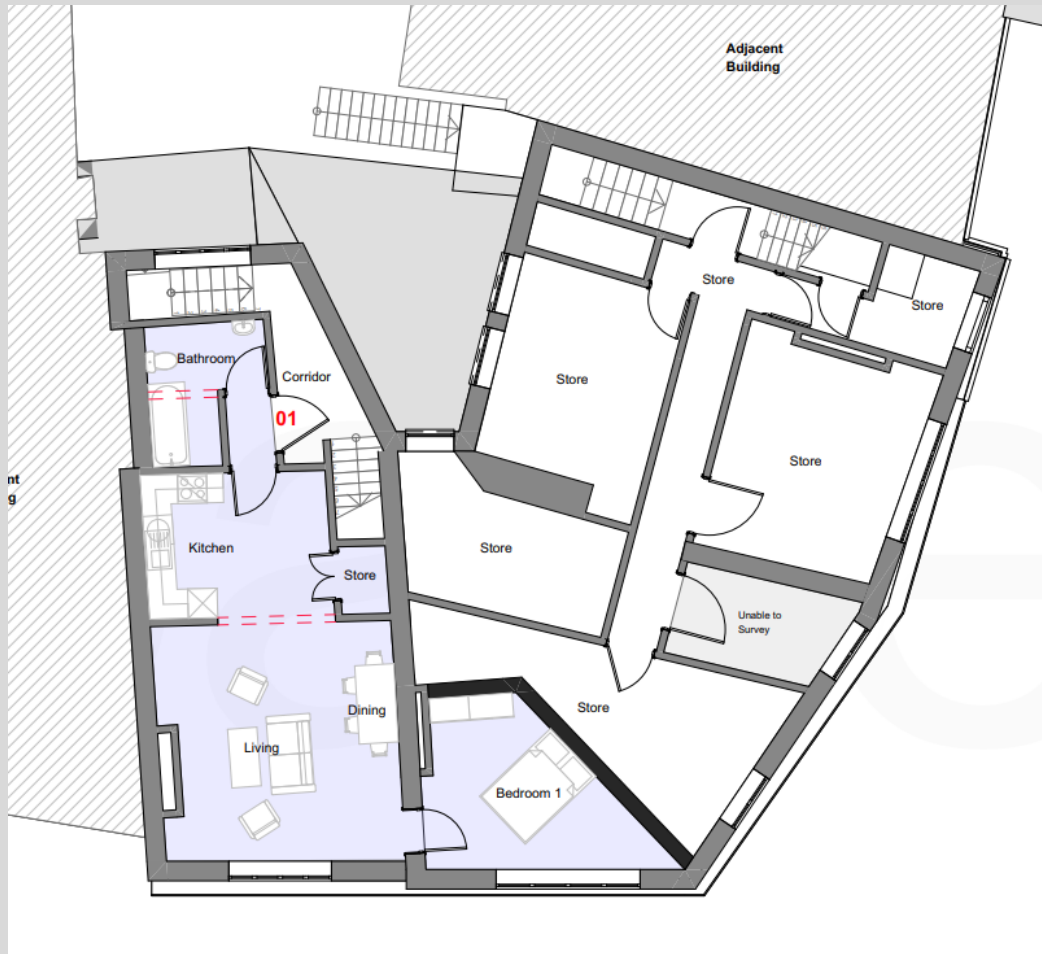


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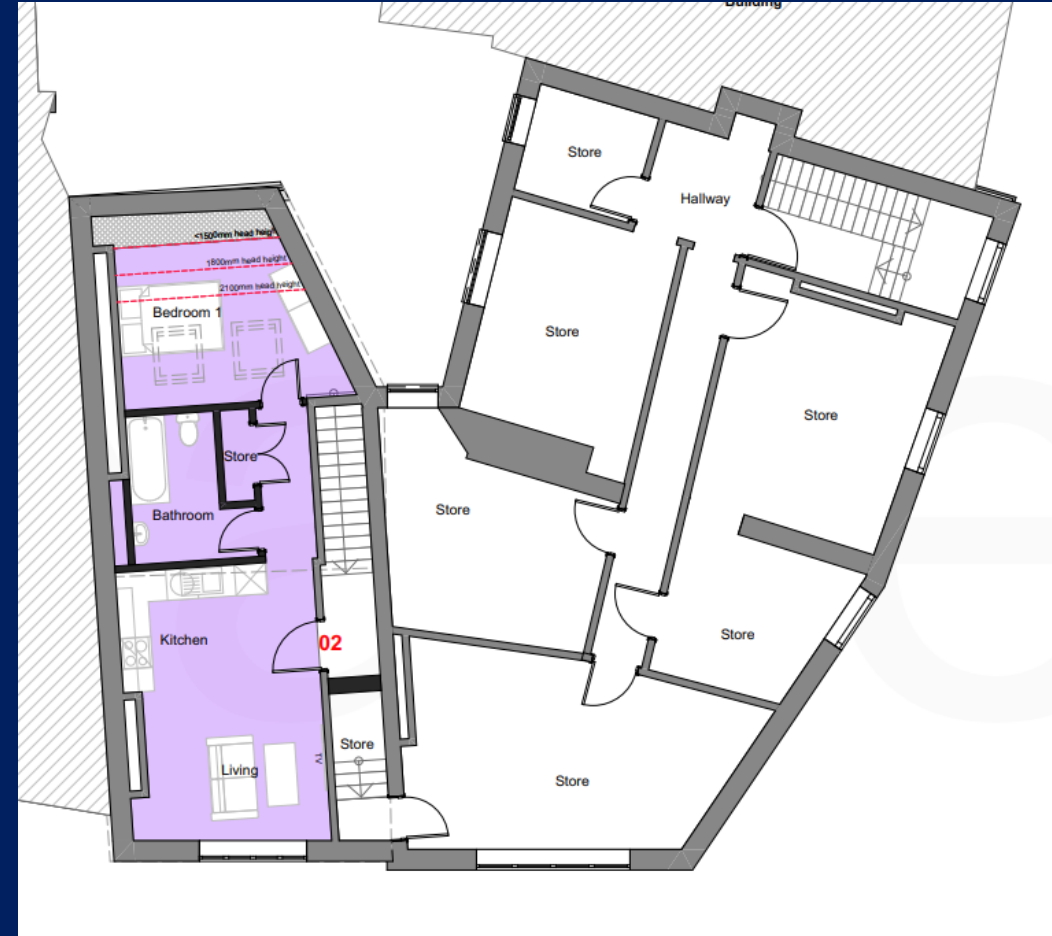
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**Proposed Plans – First Floor
(Prior Approval - 22/00945/PA)**



**Proposed Plans – Second Floor
(Prior Approval - 22/00945/PA)**



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Proposed Plans – First Floor
(Planning Application - 23/00634/FUL)



Proposed Plans – Second Floor
(Planning Application – 23/00634/FUL)



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